

Lakeside/Pepper Drive-Bostonia

Overview

The majority of commercial and industrial uses in Lakeside are located within the town center and along major thoroughfares such as Old Highway 80 and Winter Gardens Boulevard. A major shopping center, East County Square, is located south of the Interstate 8 interchange. Three large industrial districts are located in Pepper Drive-Bostonia, in the Riverway Specific Plan, and in northern Lakeside east and west of Highway 67. In most areas where Service Commercial and General Impact Industrial properties required general plan revisions, staff has recommended new designations that are compatible with existing uses. Only minor changes were made to existing General Commercial uses.

Although there is demand for additional commercial and industrial uses, most remaining large areas of undeveloped land in the community are reserved for excavation or have some type of physical constraint, such as steep slopes or floodplains. Very few suitable areas exist in which to expand or relocate non-residential uses. After the San Vicente Dam is raised, potential expansion may be possible in the Moreno Valley but this area is presently mapped as floodway. Development should occur as part of a future comprehensive plan. Until this option can be explored, staff supports only a conservative increase in industrial use in Moreno Valley.

Key Issues

Highway 67/Moreno Valley

- Floodway and floodplain limit potential for expansion
- Future reclamation plans and improvements to San Vicente Dam could resolve some of the floodway issues
- Much of the land designated for future industrial use is currently reserved for extractive use

Old Highway 80

- Floodplain south of Highway 80 limits development on existing commercial and industrial lands

Winter Gardens Blvd. and Woodside Ave

- Incompatible uses are mixed together

USDRIP

- The community has lost industrial land that will now be converted to a park

Planning Group Direction

- Properties currently zoned M58 should retain their zoning
- A comprehensive planning tool is needed for northern Moreno Valley to achieve a high quality industrial project with appropriate infrastructure and buffers
- Most of the properties currently zoned C37 should retain their zoning
- Avoid creating non-conforming commercial and industrial uses
- In some cases, split designations should be changed to a single commercial or industrial designation
- Specific, identified businesses that are either long-established or reflect the rural character of Lakeside should be allowed to operate as conforming uses
- Tailored zoning will be required for the new designations

**Additional Staff Analysis/
Recommendations**

With few exceptions, staff supports Planning Group direction. Staff's goal has been to balance the desires of the many stakeholders with the physical constraints, regional planning criteria, existing uses and future needs of the community.

Highway 67/Moreno Valley

- Staff proposes a modest increase in Medium Impact Industrial lands
- Road improvements, reclamation plans for channelization, and the dam raise will have a significant effect on development potential. Staff agrees that any additional land use changes should be made in conjunction with a comprehensive plan

Old Highway 80

- In Service Commercial areas, staff's proposal varies depending on the development constraints, existing uses, and surrounding character
- An industrial area east of Flinn Springs Road has been slightly expanded

Winter Gardens Blvd and Woodside Ave

- Staff's proposal includes changing three residential neighborhoods from their current commercial designation to residential
- An area along Winter Gardens with a Service Commercial designation is proposed as Medium Impact Industrial which reflects the types of businesses that actually exist there
- North of Woodside Ave., the Service Commercial designation is proposed as General Commercial

Pepper Drive-Bostonia

- A small area of Service Commercial, surrounded by residential uses, is proposed as General Commercial
- General Impact Industrial areas have been proposed as Medium Impact Industrial

ERA Needs Analysis
(all numbers in acres)

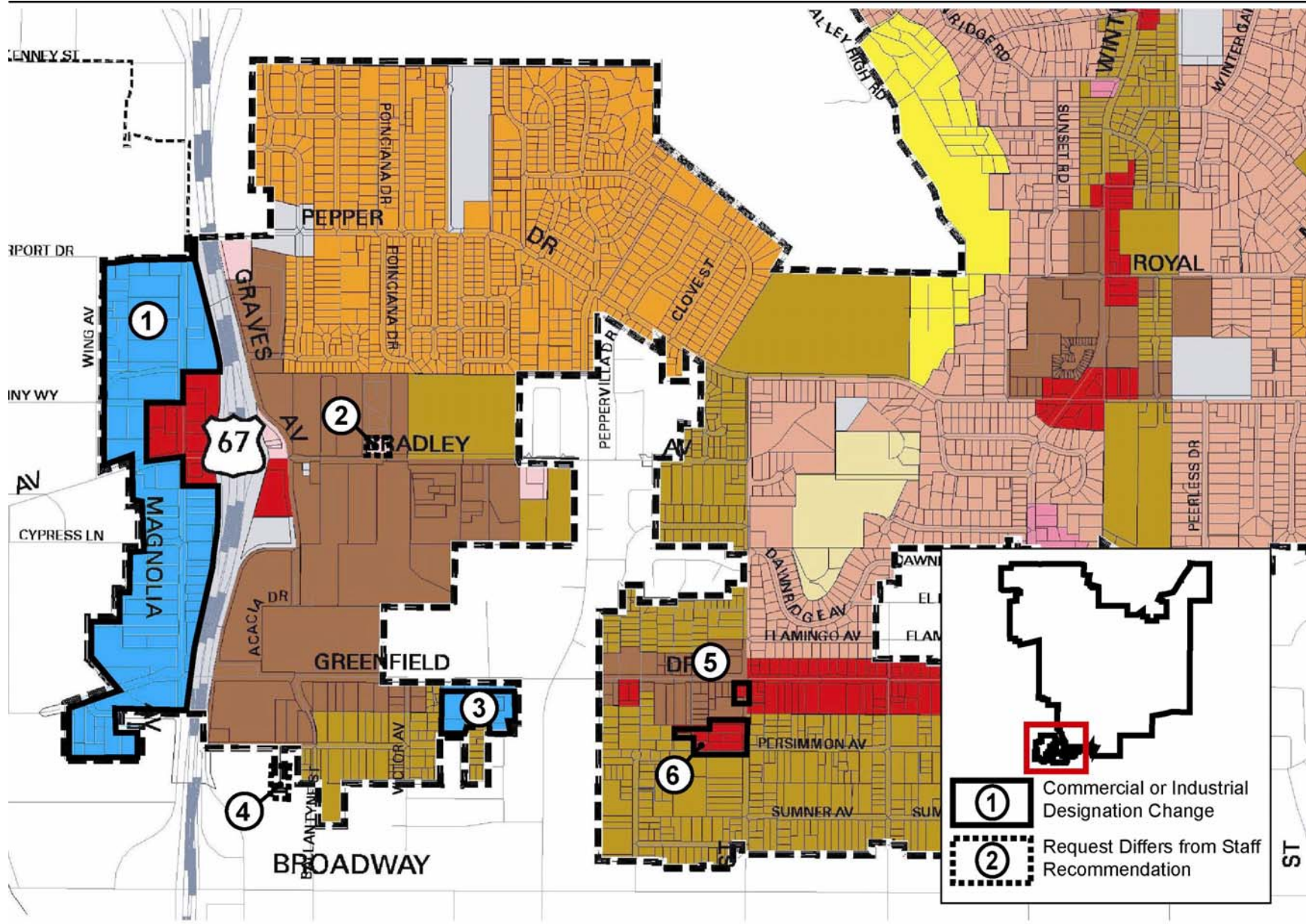
	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	154	381	226	394	240
Industrial	244	1,123*	879	1,218*	975
Office	46	118	24	118	72

** This number includes approximately 350 acres of land currently identified for extractive use and approximately 100 acres of land located in USDRIP that has been placed into conservation and will not be developed. The extraction acreage will not be available for industrial use until the extractive use is complete.*

Note: All numbers are rounded to the nearest whole number

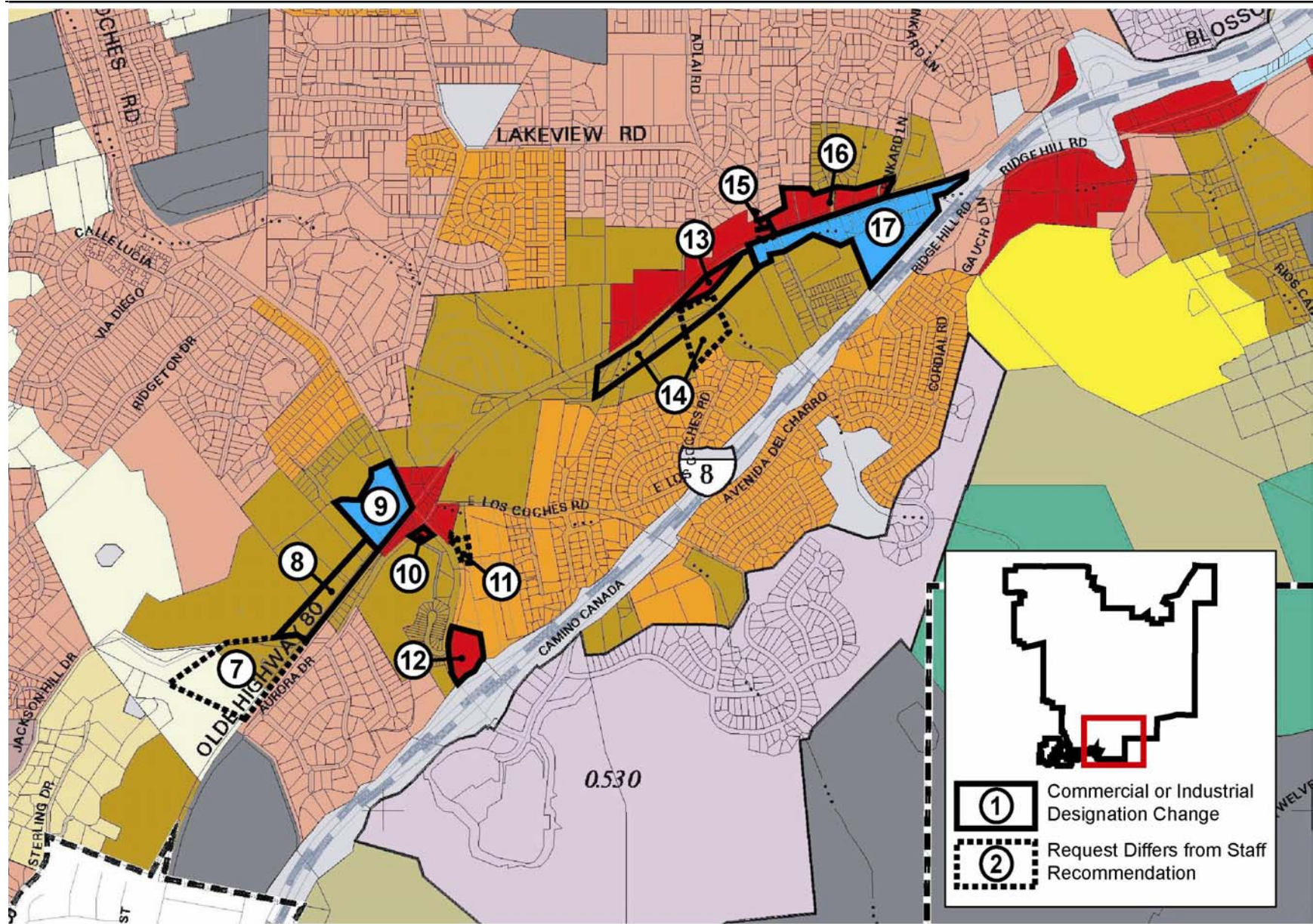
Source: Economics Research Associates, County of San Diego

Lakeside (Pepper Drive-Bostonia)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(I-2) Medium Impact Industrial	No recommendation submitted	No recommendation submitted	<p><i>Total Area:</i> Approx. 80 acres</p> <p><i>Current Use:</i> Various industrial and heavy commercial uses</p> <p><i>Existing GP:</i> (16) General Impact Industrial</p>	<ul style="list-style-type: none"> • Elimination of General Impact Industrial designation necessitated a change • Recognizes existing uses • Consistent with existing zoning of M54 • Located along west side of Highway 67
2	(C-3) Neighborhood Commercial	General Commercial	General Commercial (Bruso)	<p><i>Total Area:</i> 0.81 acres</p> <p><i>Current Use:</i> Pizza Parlor and Bar</p> <p><i>Existing GP:</i> (9) Residential</p>	<ul style="list-style-type: none"> • Recognizes existing uses, one of which is nonconforming • Serves local neighborhood • Small area more appropriate for Neighborhood Commercial rather than General Commercial
3	(I-2) Medium Impact Industrial	No recommendation submitted	No recommendation submitted	<p><i>Total Area:</i> Approx. 6 acres</p> <p><i>Current Use:</i> Industrial uses</p> <p><i>Existing GP:</i> (16) General Impact Industrial</p>	<ul style="list-style-type: none"> • Elimination of General Impact Industrial designation necessitated a change • Recognizes existing uses • Consistent with existing zoning of M54 • Compatible with surrounding uses • Located on Greenfield Drive, a major road

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
4	(VR-14.5) Village Residential	No recommendation submitted	General Commercial (Lusby)	<i>Total Area:</i> Less than ½ acre <i>Current Use:</i> Residential <i>Existing GP:</i> (6) Residential	<ul style="list-style-type: none"> Parcel is too small for General Commercial Poor access, located down a private road
5	(C-1) General Commercial	General Commercial	General Commercial (Benfante)	<i>Total Area:</i> Less ½ acre <i>Current Use:</i> Residential <i>Existing GP:</i> (10) Residential	<ul style="list-style-type: none"> Adjoining existing General Commercial designation to the east Located at intersection of two major roads Commercial is consistent with surrounding uses
6	(C-1) General Commercial	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 2 acres <i>Current Use:</i> Storage warehouse and residential <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> Elimination of Service Commercial designation necessitated a change Recognizes existing business uses Adjacent to existing General Commercial designation

Lakeside (Business 8/Olde Highway 80 – West)

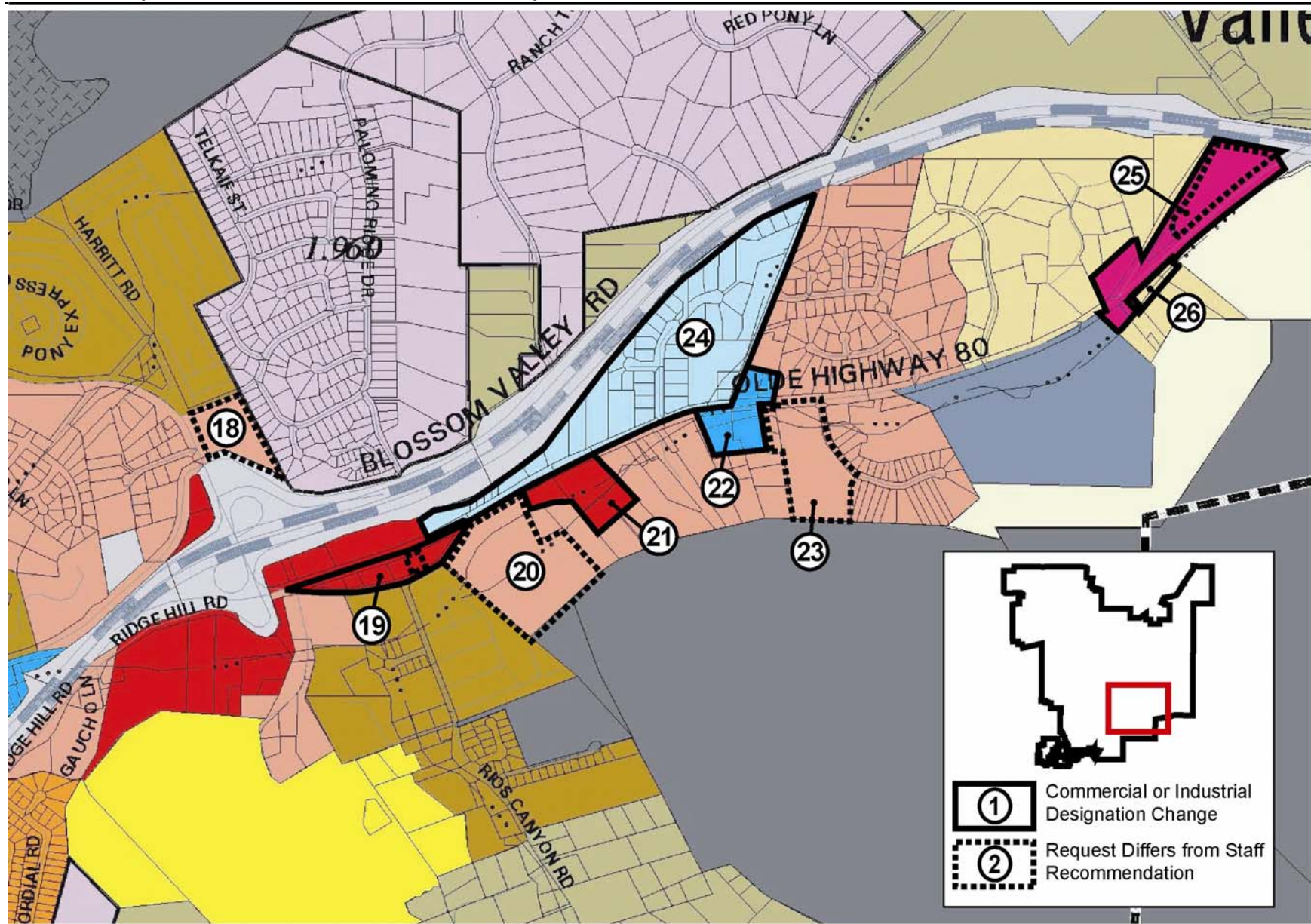
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
7	(VR-14.5) Village Residential (SR-4) Semi-Rural Residential	Limited Impact Industrial	M54 zoning / Medium Impact Industrial (McGrath)	<p><i>Total Area:</i> Approx. 13 acres</p> <p><i>Current Use:</i> Extraction and equipment storage</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> • Current use is nonconforming • Staff recommends split residential designations • Retain the residential designation of SR-4 applied on the July Residential Baseline map for the western portion of property which is part of the MSCP Lakeside archipelago • Eastern portion of property proposed for VR-14.5 (approx. 5 acres) is disturbed and adjoins existing residential designation of 14.5 units per acre • Residential designation is compatible with surrounding uses
8	(VR-14.5) Village Residential	No recommendation submitted	No recommendation submitted	<p><i>Total Area:</i> Approx. 5 acres</p> <p><i>Current Use:</i> Vehicle storage or undeveloped</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • These parcels currently have split designations of Residential and Service Commercial • A single designation of VR-14.5 is consistent with the residential designation assigned to the majority of each parcel and with the surrounding residential uses

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
9	(I-2) Medium Impact Industrial	Retain C37	Retain C37 (Rodvold; Pacific Crest Services; Inland Supply Co)	<p><i>Total Area:</i> Approx. 7 acres</p> <p><i>Current Use:</i> Sales of construction material, truck repair, construction services</p> <p><i>Existing GP:</i> (14) Service Commercial</p>	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • Recognizes existing business uses • Located along intersection of major roads • Forms a small, cohesive district • Medium Impact Industrial designation should be limited to only these parcels and appropriate zoning should be applied
10	(C-1) General Commercial	Indoor Commercial	Commercial / C36 (Killmer)	<p><i>Total Area:</i> Less than ½ acre</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (8) Residential</p>	<ul style="list-style-type: none"> • Adjoins existing General Commercial designation on two sides • Good access at intersection off Los Coches Road
11	(VR-14.5) Village Residential	Indoor Commercial	Commercial	<p><i>Total Area:</i> 0.83 acres</p> <p><i>Current Use:</i> Residential</p> <p><i>Existing GP:</i> (8) Residential</p>	<ul style="list-style-type: none"> • Staff recommends that this parcel retain its existing residential designation and density • Access onto Los Coches is poor • Property is in a depression next to a slope and is not suitable for commercial development

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
12	(C-1) General Commercial	Outdoor Commercial	C36 (MonjazeB)	<i>Total Area:</i> 2.97 acres <i>Current Use:</i> Gas station <i>Existing GP:</i> (8) Residential	<ul style="list-style-type: none"> Recognizes nonconforming use that has existed for many years Good access Located at intersection of two major roads, Los Coches and I-8
13	(C-1) General Commercial	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> 1.26 acres <i>Current Use:</i> Mini-storage <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> Elimination of Service Commercial designation necessitated a change Recognizes existing business use Located along major road, Highway 80
14	(VR-14.5) Village Residential	No recommendation submitted	General Commercial for entire parcel (6 acres) (Bush)	<i>Total Area:</i> Approx. 16 acres <i>Current Use:</i> Outdoor storage <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> Elimination of Service Commercial designation necessitated a change These parcels currently have split designations of Residential and Service Commercial A single designation of VR-14.5 is consistent with the residential designation assigned to the majority of each parcel and with the surrounding residential uses Floodplain and drainage issues in this area do not support commercial or industrial development

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
15	(C-1) General Commercial	Retain C37	Retain C37 (Young)	<p><i>Total Area:</i> Less than ½ acre</p> <p><i>Current Use:</i> Commercial</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> • Staff recommends no change for this area • General Commercial designation is consistent with existing uses and adjoining properties • Parcels are currently zoned as C36 which is consistent with staff recommendation
16	(C-1) General Commercial	No recommendation submitted	No recommendation submitted	<p><i>Total Area:</i> Approx. 6.5 acres</p> <p><i>Current Use:</i> Storage, church, various commercial uses</p> <p><i>Existing GP:</i> (14) Service Commercial (8) Residential (portion of one parcel)</p>	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • No predominant commercial or industrial use • May create some nonconforming uses • General Commercial is compatible with surrounding residential uses • Provides buffer between Residential uses and more impactive industrial uses south of Highway 80 • General Commercial use was expanded slightly to eliminate split designation on one parcel

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
17	(I-2) Medium Impact Industrial	Retain C37	Retain C37 (Young)	<p><i>Total Area:</i> Approx. 17 acres</p> <p><i>Current Use:</i> Construction yards and equipment storage, residential</p> <p><i>Existing GP:</i> (14) Service Commercial (8) Residential</p>	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • Recognizes existing business uses • Proposes a change of approximate 7 acres from Residential to Medium Impact Industrial • Increase is adjacent to existing industrial uses and forms a small district rather than strip development • Increase offsets change of some Service Commercial lands in Lakeside to Residential designations and includes one larger 5-acre parcel

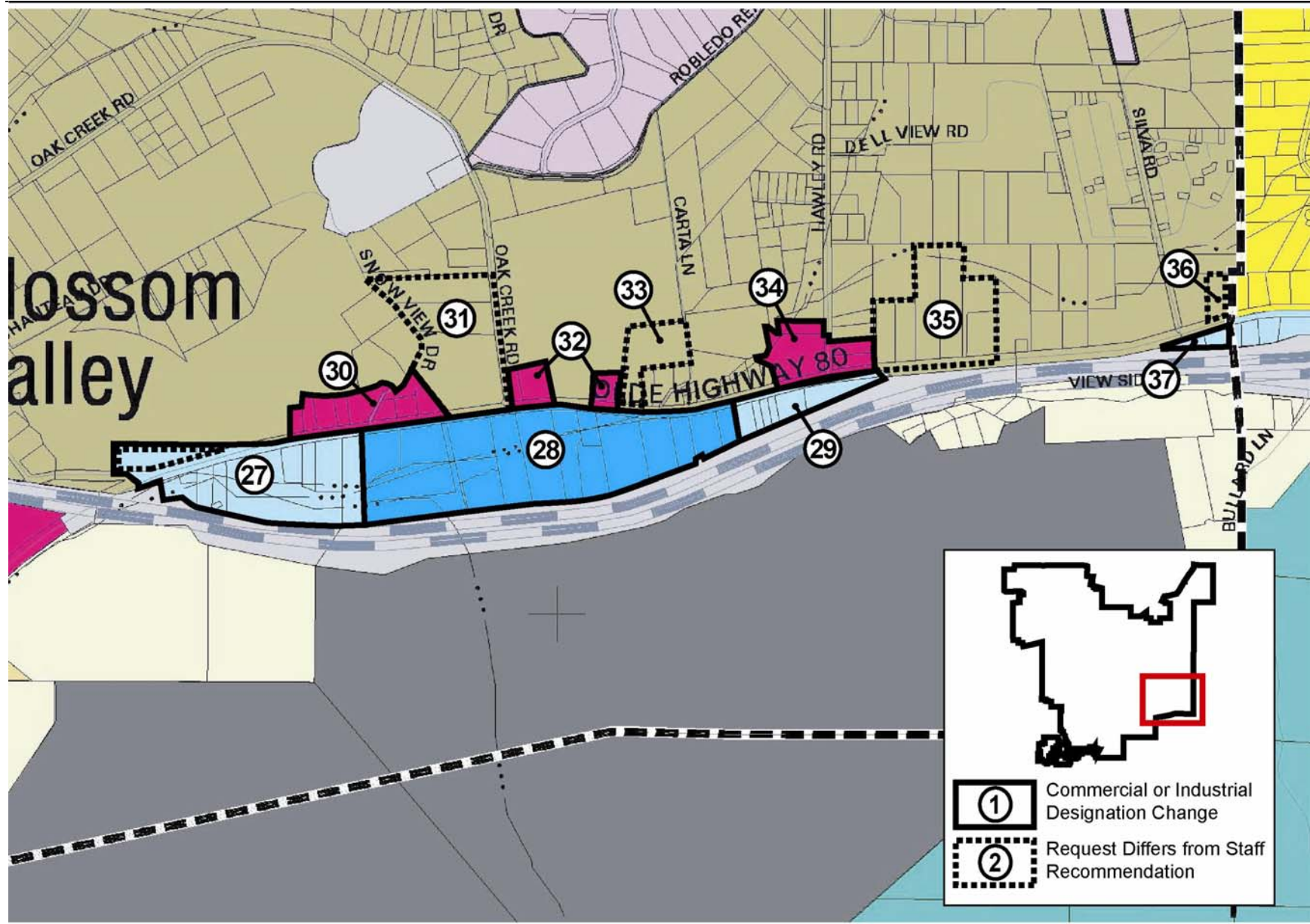
Lakeside (Business 8/Olde 80 – Central)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
18	(VR-4.3) Village Residential	No recommendation submitted	C34 (RBF Consulting for Gordon Bush)	<i>Total Area:</i> 5.19 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (5) Residential	<ul style="list-style-type: none"> Staff proposes no change for this site A project is currently in process for this parcel C34 zoning would require a General Commercial designation which would not be appropriate for this site The nearby intersection around Lake Jennings Parkway and I-8 has an extensive amount of existing General Commercial lands
19	(C-1) General Commercial	Retain C37 on property request No recommendation on remainder	Retain C37 (Luzaich)	<i>Total Area:</i> Approx. 2.5 acres <i>Current Use:</i> Heavy recycling collection facility, outdoor storage, road striping business <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> Elimination of Service Commercial designation necessitated a change Good access -- small crescent shaped area completely surrounded by two roads. Would create some nonconforming uses General Commercial is more compatible with surrounding residential and commercial uses than an industrial designation Area is too small to form an industrial district
20	(VR-4.3) Village Residential	No recommendation submitted	General Commercial on portion of lot that borders Highway 80 (Blanchard; Cole)	<i>Total Area:</i> 16.15 acres <i>Current Use:</i> Residential and large equipment storage <i>Existing GP:</i> (5) Residential	<ul style="list-style-type: none"> Staff recommends retaining Residential designation Floodplain and drainage issues on the parcel do not make it appropriate for commercial or industrial development Existing equipment storage is not a legally established business

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
21	(C-1) General Commercial	Outdoor Commercial on property request No recommendation on remainder	Commercial – Outdoor (EnviroMine – Hanson)	<i>Total Area:</i> Approx. 6 acres <i>Current Use:</i> Undeveloped, restaurant and feed store <i>Existing GP:</i> (13) General Commercial (14) Service Commercial	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • Recognizes existing business uses • Consistent with designation of adjoining parcel to the west • Staff recommends retaining General Commercial designation on Hanson property • Site plan currently in process for a house moving business
22	(I-2) Medium Impact Industrial	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 5 acres <i>Current Use:</i> Welding shop, construction business, equipment storage <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • Recognizes existing business uses • Forms small industrial district
23	(VR-4.3) Village Residential	Split designation of General Commercial for the portion of the parcel along Highway 80 and Residential for the remainder	Split Commercial / Residential (Gibson)	<i>Total Area:</i> 8.7 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (5) Residential	<ul style="list-style-type: none"> • Retain Residential designation • Floodplain and drainage issues on the parcel do not make it appropriate for commercial or industrial development on the portion along Highway 80

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
24	(I-1) Limited Impact Industrial	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 30 acres <i>Current Use:</i> Industrial Park <i>Existing GP:</i> (5) Residential	<ul style="list-style-type: none"> Recognizes existing business uses Consistent with existing M52 zoning Forms an industrial district of compatible uses
25	(C-4) Rural Commercial	General Commercial	General Commercial (Wilson)	<i>Total Area:</i> Approx. 11 acres <i>Current Use:</i> Flinn Springs Country Store, residential <i>Existing GP:</i> (13) General Commercial (17) Estate Residential	<ul style="list-style-type: none"> Recognizes rural character of existing uses and surrounding uses Rural Commercial designation would maintain a smaller scale development more appropriate for the rural area Wilson property is surrounded by three roads and is adjoining existing commercial lands
26	(VR-2) Village Residential	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> 6.38 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (13) General Commercial (17) Estate Residential	<ul style="list-style-type: none"> Existing split designation assigns General Commercial to a very small portion of each property bordered by Highway 80 to the north and Los Coches Creek to the south The existing commercially designated area is not appropriate for commercial development The July Residential Baseline Map increases the residential density on these parcels from 1 unit per 2 acres to 2 units per acre Staff recommends a single Residential designation for each parcel at the increased density of VR-2

Lakeside (Business 8/Olde 80 – East)



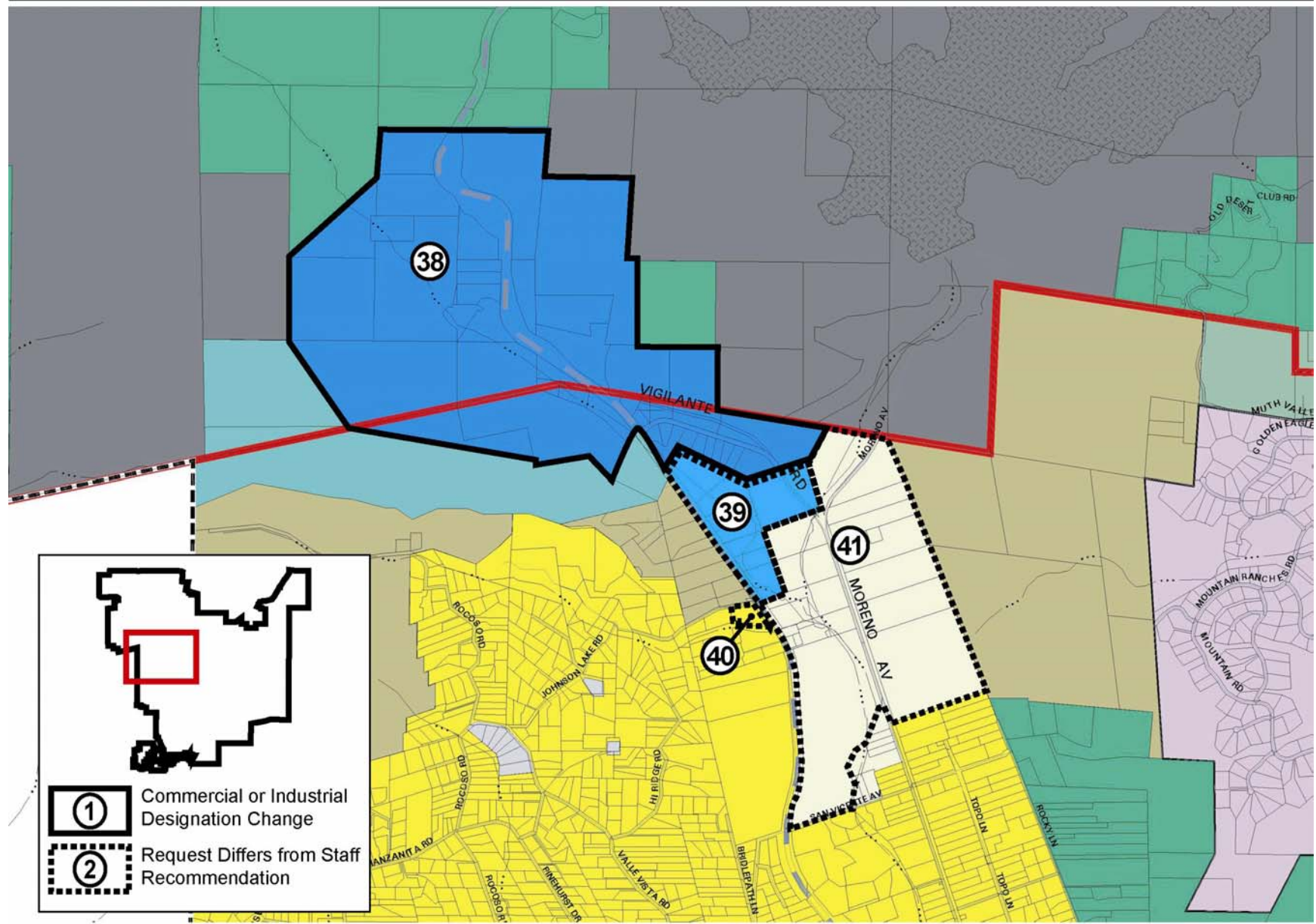
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
27	(I-1) Limited Impact Industrial	Retain SR-2 on Oak Glen Mobile Home Park (western most 3 acres) Change remainder to I-1	M54 (Turvey)	<p><i>Total Area:</i> Approx. 21 acres</p> <p><i>Current Use:</i> Mobile home park, RV park, construction service yard</p> <p><i>Existing GP:</i> (17) Estate Residential (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> Existing RV park is a nonconforming use that the community would like to see redeveloped Existing mobile home park (Oak Glen) is currently a nonconforming use and will remain as such Construction service yard is currently a nonconforming use and is more compatible with an industrial designation Industrial designation could serve as an incentive for private redevelopment of this area Compatible with surrounding uses Located next to major road, Highway 80
28	(I-2) Medium Impact Industrial	Retain M54 and expand east to include 5 additional parcels	Retain M54 (Olsen Steel, Inc; Reiken; Saksa; Ortega) General Impact Industrial (Navarro) M54 (Switzer)	<p><i>Total Area:</i> Approx. 42 acres</p> <p><i>Current Use:</i> Trucking businesses, grading, paving, recycling, construction, manufacturing</p> <p><i>Existing GP:</i> (16) General Impact Industrial (17) Estate Residential</p>	<ul style="list-style-type: none"> Elimination of General Impact Industrial designation necessitated a change Recognizes existing uses Consistent with existing M54 zoning on approximately 31 acres Proposal extends industrial designation to the east and changes approximately 11 acres (5 parcels) from Residential to Industrial. This expansion addresses community desire for additional industrial lands Compatible with adjoining uses

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
29	(I-1) Limited Impact Industrial	(I-1) Limited Impact Industrial	No recommendation submitted	<i>Total Area:</i> Approx. 4.5 acres <i>Current Use:</i> Residential, animal rescue, group care facility <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Should not impact existing uses except residential would become nonconforming • Provides additional industrial lands to meet community desire • Is compatible with surrounding uses • Located along major road, Highway 80
30	(C-4) Rural Commercial	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> Approx 6.5 acres <i>Current Use:</i> Restaurant, residential <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Recognizes existing uses • Located in semi-rural residential area • Provides opportunity for small scale commercial redevelopment that would match the rural character of the area
31	(SR-2) Semi-Rural Residential	(SR-2) Semi-Rural Residential	Commercial (Waring)	<i>Total Area:</i> Approx. 16 acres <i>Current Use:</i> RV park <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • Staff recommends retaining existing residential designation • RV Park currently operates under a major use permit as a conforming use • Commercial designation on large parcels could lead to future large scale uses that would not be compatible with the rural character of this area

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
32	(C-4) Rural Commercial	(C-4) Rural Commercial	Commercial (Lada; Kniffing)	<i>Total Area:</i> Approx 3 acres <i>Current Use:</i> Vacant, Flinn Springs Feed and Supply <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> Recognizes existing commercial use Vacant parcel is site of old butcher shop Small-scale commercial business fit in with character of the area Located in semi-rural residential area Small areas surrounded by RV park and mobile home park Reflects rural character of area
33	(SR-2) Semi-Rural Residential	(C-4) Rural Commercial	No recommendation submitted	<i>Total Area:</i> 5.07 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> Staff recommends retaining existing Residential designation Commercial designation on large parcel could lead to future large scale uses that would not be compatible with the rural character of this area Flag shaped parcel with large area off the highway
34	(C-4) Rural Commercial	(C-4) Rural Commercial	Commercial (Lozier; Brown; Williamson)	<i>Total Area:</i> Approx. 7 acres <i>Current Use:</i> Summers Past Farms, residential <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> Recognizes existing uses Reflects rural character of area Compatible with surrounding uses Located in semi-rural area at intersection of 2 roads (Hawley Rd and Highway 80)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
35	(SR-2) Semi-Rural Residential	(C-4) Rural Commercial	Rural Commercial (Kniffing; Knapp) Commercial (Blanchard) C37 (Limbach)	<i>Total Area:</i> 17.72 acres <i>Current Use:</i> Flinn Springs Concrete, nurseries, residences <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> Staff recommends retaining existing Residential designation Concrete business currently operates under a major use permit Nurseries are compatible with existing A70 zoning and a residential designation Commercial designation creates undesirable strip development along Highway 80
36	(SR-2) Semi-Rural Residential	No recommendation submitted	Commercial (Moran)	<i>Total Area:</i> 2.05 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> Staff recommends retaining existing Residential designation On north side of Highway 80, parcel is surrounded by residential uses
37	(I-1) Limited Impact Industrial	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 1 acre <i>Current Use:</i> Storage <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> Consistent with proposed designation on adjoining properties in the Alpine Planning Area Bordered by Highway 80 and Interstate 8

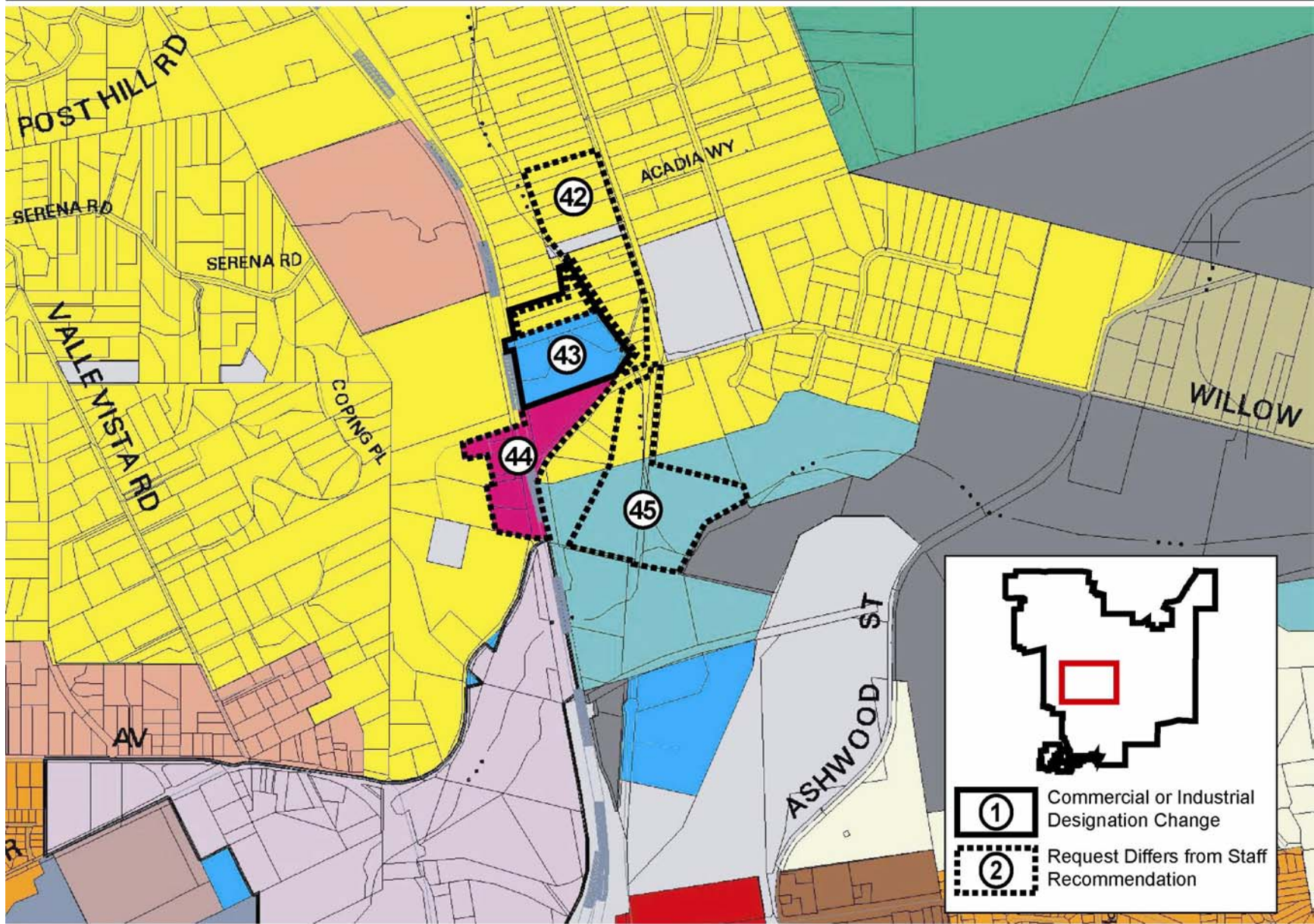
Lakeside (Highway 67 – Slaughterhouse Canyon/Moreno Valley)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
38	(I-3) High Impact Industrial	Retain M58 Change split zoning to M58 (I-3) High Impact Industrial	Retain M58 M58 parcels with split zoning change entire parcel to M58 (Clark Steel Fabricators; Enniss; Baxter; Howell-Hanson Aggregates)	<i>Total Area:</i> Approx. 590 acres <i>Current Use:</i> Heavy Industrial, extractive <i>Existing GP:</i> (16) General Impact Industrial	<ul style="list-style-type: none"> Recognizes existing uses Large sites able to accommodate industrial uses Next to low density residential uses and open space Located along Highway 67
39	(I-2) Medium Impact Industrial	Include in comprehensive plan for future industrial development	M58 (Site Design Associates; Enniss Family Realty)	<i>Total Area:</i> Approx. 50 acres <i>Current Use:</i> Green waste recycling, outdoor storage, extractive <i>Existing GP:</i> (18) Multiple Rural Use	<ul style="list-style-type: none"> Existing channelization, not yet reflected on FEMA maps, will change configuration of floodway for these parcels Adjacent to High Impact Industrial uses and extractive uses Located next to Highway 67 A comprehensive development plan for Moreno Valley should precede any additional expansion of industrial or commercial uses

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
40	(SR-1) Semi-Rural Residential	Office Professional	Commercial	<p><i>Total Area:</i> Approx. 3 acres</p> <p><i>Current Use:</i> Residence with accessory Insurance Business</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> • Staff recommends retaining existing Residential designation • This use is compatible with a Residential designation • Surrounding land uses are residential • Request would introduce a spot designation on west side of Highway 67
41	(SR-4) Semi-Rural Residential	Include in comprehensive plan for future industrial development	<p>(I-3) Limited Impact Industrial (approx. 130 acres)</p> <p>Commercial (approx. 120 acres)</p> <p>(Site Design Associates; Enniss Family Realty; Graves, North Moreno Valley Property Owners</p>	<p><i>Total Area:</i> Approx. 250 acres</p> <p><i>Current Use:</i> Extractive, nursery, Sparkletts, open space, residential</p> <p><i>Existing GP:</i> (17) Estate Residential (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Located in floodway of San Vicente Creek below San Vicente Dam • Reclamation plan on portion of valley proposes the construction of a flood control channel but it will not be built until the extractive use is completed • Future development should be preceded by a comprehensive plan for Moreno Valley to evaluate: <ul style="list-style-type: none"> – Access to Highway 67 and road infrastructure – Dam inundation issues – Re-mapping of floodway/floodplain and resolution to flood issues – Transition and buffers to residential areas

Lakeside (Lakeside Avenue)

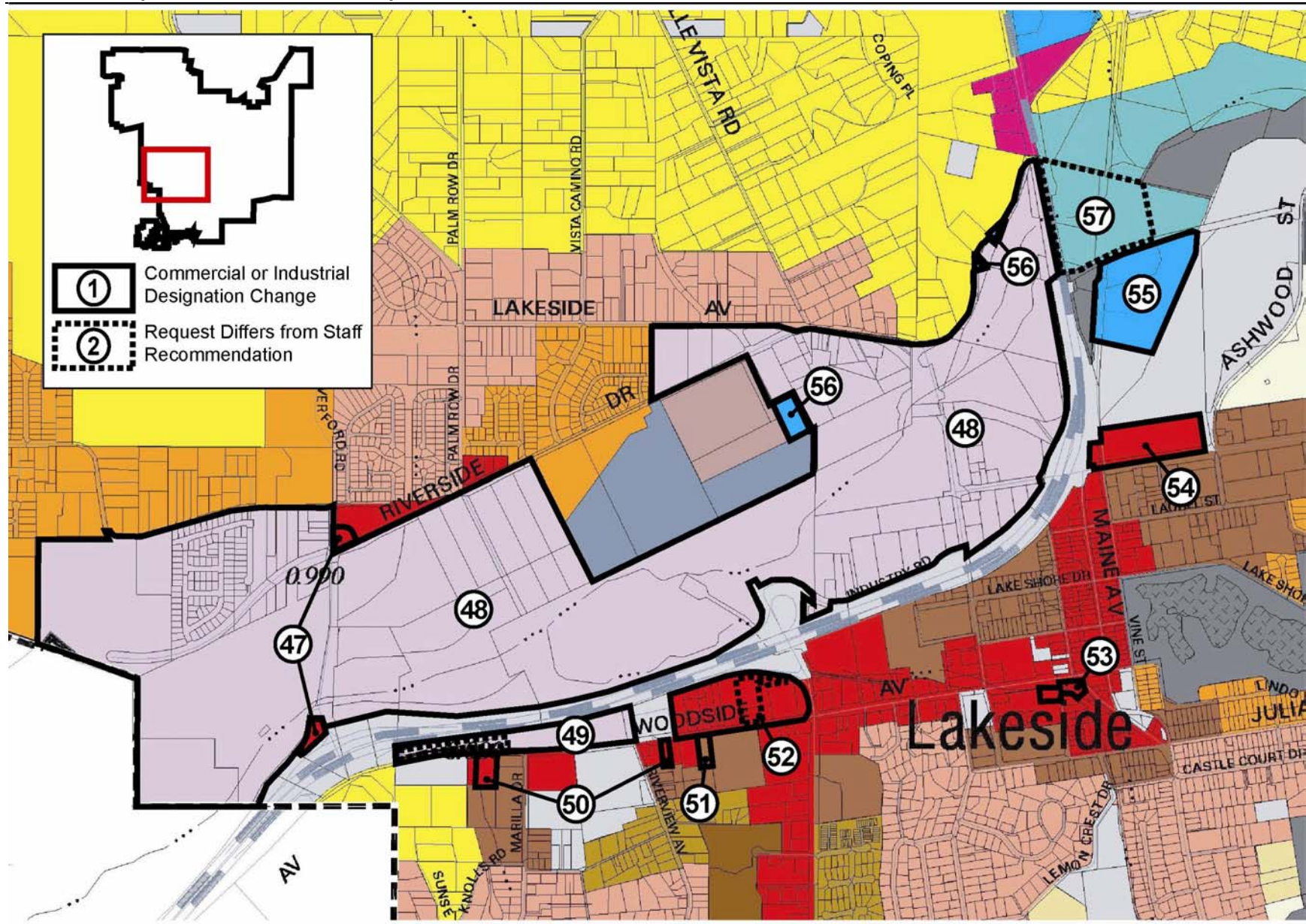


#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
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42	(SR-1) Semi-Rural Residential	(I-1) Limited Impact Industrial	(I-2) Medium Impact Industrial (Scheidel) Commercial (Buchmann; Brzezinski)	<i>Total Area:</i> Approx. 17 acres <i>Current Use:</i> Residential, warehouse and distribution <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> Staff recommends retaining existing Residential designation Located in floodway of San Vicente Creek Current zoning of A70 is consistent with agriculturally related businesses Residential consistent with surrounding semi-rural area
43	(I-2) Medium Impact Industrial (SR-1) Semi-Rural Residential	(I-2) Medium Impact Industrial change applies to only a portion (10 acres)	(I-3) High Impact Industrial / M54 (Allen)	<i>Total Area:</i> Approx. 14 acres <i>Current Use:</i> Residential, construction services <i>Existing GP:</i> (1) Residential	<ul style="list-style-type: none"> Industrial designation applies to 4 parcels with a total of 10 acres Staff recommends retaining the Residential designation on the northern parcels to create a buffer for adjacent residential uses Industrial area is located on land elevated out of the floodway
44	(C-4) Rural Commercial	(C-1) General Commercial	(I-1) Limited Impact Industrial (Kuhner; Olsen; A&B Saw & Lawnmower; Masons)	<i>Total Area:</i> Approx. 9 acres <i>Current Use:</i> Circle K, residential, machine repair, electrical <i>Existing GP:</i> (1) Residential (12) Neighborhood Commercial	<ul style="list-style-type: none"> Recognizes existing business uses Located in semi-rural area Located at intersection of major roads, Highway 67 and Willow Road/Lakeside Avenue Access to parcels on west side of Highway 67 is up a steep road Rural Commercial's requirement for small-scale uses makes it a more appropriate choice for this location

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
45	(SR-1) Semi-Rural Residential (RL-20) Rural Lands	No recommendation submitted	M54 / (I-2) Medium Impact Industrial (McGrath)	<i>Total Area:</i> Approx. 22 acres <i>Current Use:</i> Extractive <i>Existing GP:</i> (1) Residential (24) Impact Sensitive	<ul style="list-style-type: none"> Staff recommends retaining a Residential designation Current zoning is A70 and S82 (extractive use) which is compatible with existing use Majority of this area is located in the floodplain or floodway

Map of San Diego River and Lake Jennings area. The map shows various land parcels color-coded by ownership or status. A red line runs diagonally across the map, indicating a boundary or a specific area of interest. The San Diego River flows through the center, and Lake Jennings is located at the bottom. Roads shown include Mountain Ranches Rd, High Meadow Rd, Muth Valley Rd, Willow Rd, Wildcat Canyon Rd, El Monte Rd, Sleepy Creek Rd, Lazy Creek Rd, Yucca Rd, and Mapleview St. A legend in the bottom right corner explains the symbols: a solid red line for 'Commercial or Industrial Designation Change' and a dashed red line for 'Request Differs from Staff Recommendation'. An inset map shows the location of the study area within San Diego County.

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
46	(RL-20) Rural Lands	No recommendation submitted	Anything else (Frankel)	<i>Total Area:</i> 2.12 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (24) Impact Sensitive	<ul style="list-style-type: none"> • Staff does not support a change to commercial or industrial designation • Located in a rural agricultural area • Zoned S82 (extractive use)

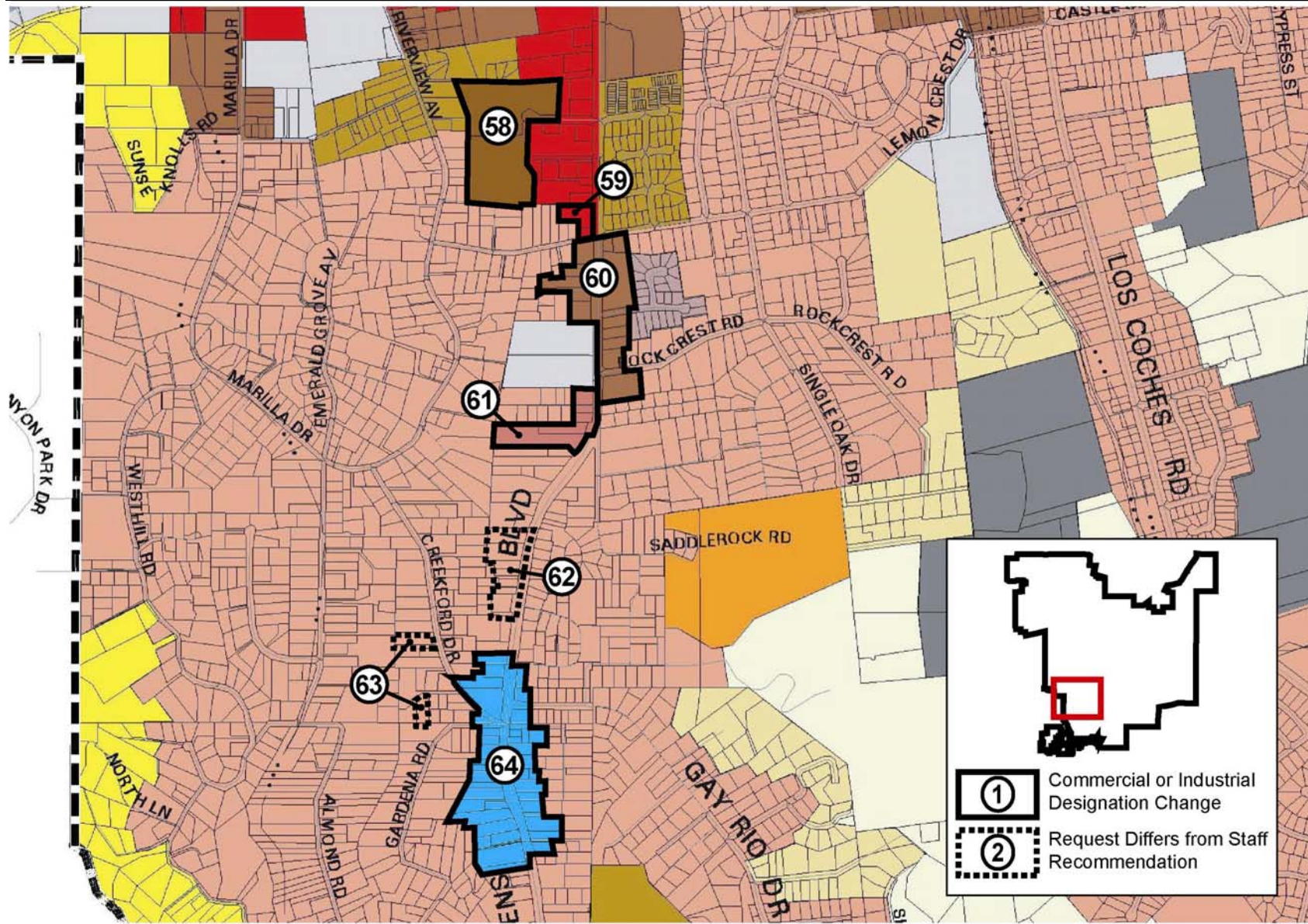
Lakeside (Woodside Avenue)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
47	(C-1) General Commercial	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Less than 1.5 acres <i>Current Use:</i> Commercial, undeveloped <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • Properties are zoned C36 and are consistent with a General Commercial designation • Compatible with surrounding uses
48	Specific Plan Area	No recommendation submitted	Retain existing uses (Lakeside Land; Mission Gunite; Signs; Ortega)	<i>Total Area:</i> USD RIP <i>Current Use:</i> Residential, industrial, open space <i>Existing GP:</i> (21) Specific Plan Area	<ul style="list-style-type: none"> • Staff is not proposing any changes for the USD RIP Specific Plan
49	Specific Plan Area	No recommendation submitted	C37 / M54 (Gibel)	<i>Total Area:</i> Approx. 10 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (22) Public/Semi-Public	<ul style="list-style-type: none"> • Property is zoned S88 and is part of USD RIP

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
50	(C-1) General Commercial	(C-1) General Commercial for KRC Rock Inc property No recommendation submitted for remainder	Retain existing zoning (Sebby; KRC Rock Inc; Matters; Davila)	<i>Total Area:</i> Approx. 2 acres <i>Current Use:</i> Construction supplies <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Staff agrees with owners' request to retain existing commercial designation
51	Change entire parcel to a single designation of (VR-24) Village Residential	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> 1.65 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (13) General Commercial (10) Residential	<ul style="list-style-type: none"> Long, narrow undeveloped parcel located between multi-family development and commercial uses A single Residential designation is consistent with adjacent residential use and provides a buffer between existing residential and commercial uses
52	(C-1) General Commercial	(C-1) General Commercial	Split zone of commercial and RU29 (Metz)	<i>Total Area:</i> Approx. 13 acres <i>Current Use:</i> Various commercial, residential, civic and industrial uses <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> Elimination of Service Commercial designation necessitated change Small area of mixed uses with no predominant use Located between SR 67 and Woodside Ave. west of Winter Gardens Blvd. Consistent with surrounding uses of General Commercial and high density Residential Possibility of a mixed use zone could allow opportunity for some residential use

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
53	(C-1) General Commercial	No recommendation submitted	Retain current use (Miller – Lakeside Muffler; Bertram)	<i>Total Area:</i> Approx. 1.5 acres <i>Current Use:</i> Church, muffler repair shop <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Staff agrees with owners' request to retain existing commercial designation Recognizes existing uses Surrounded on all sides by existing commercial uses
54	(C-1) General Commercial	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 9 acres <i>Current Use:</i> Rodeo grounds <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> Elimination of Service Commercial designation necessitated a change Recognizes existing uses Located near town center and residential uses
55	(I-2) Medium Impact Industrial	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 17.5 acres <i>Current Use:</i> Industrial <i>Existing GP:</i> (16) General Impact Industrial	<ul style="list-style-type: none"> Elimination of General Impact Industrial designation necessitated a change Recognizes existing uses Compatible with existing M54 zoning

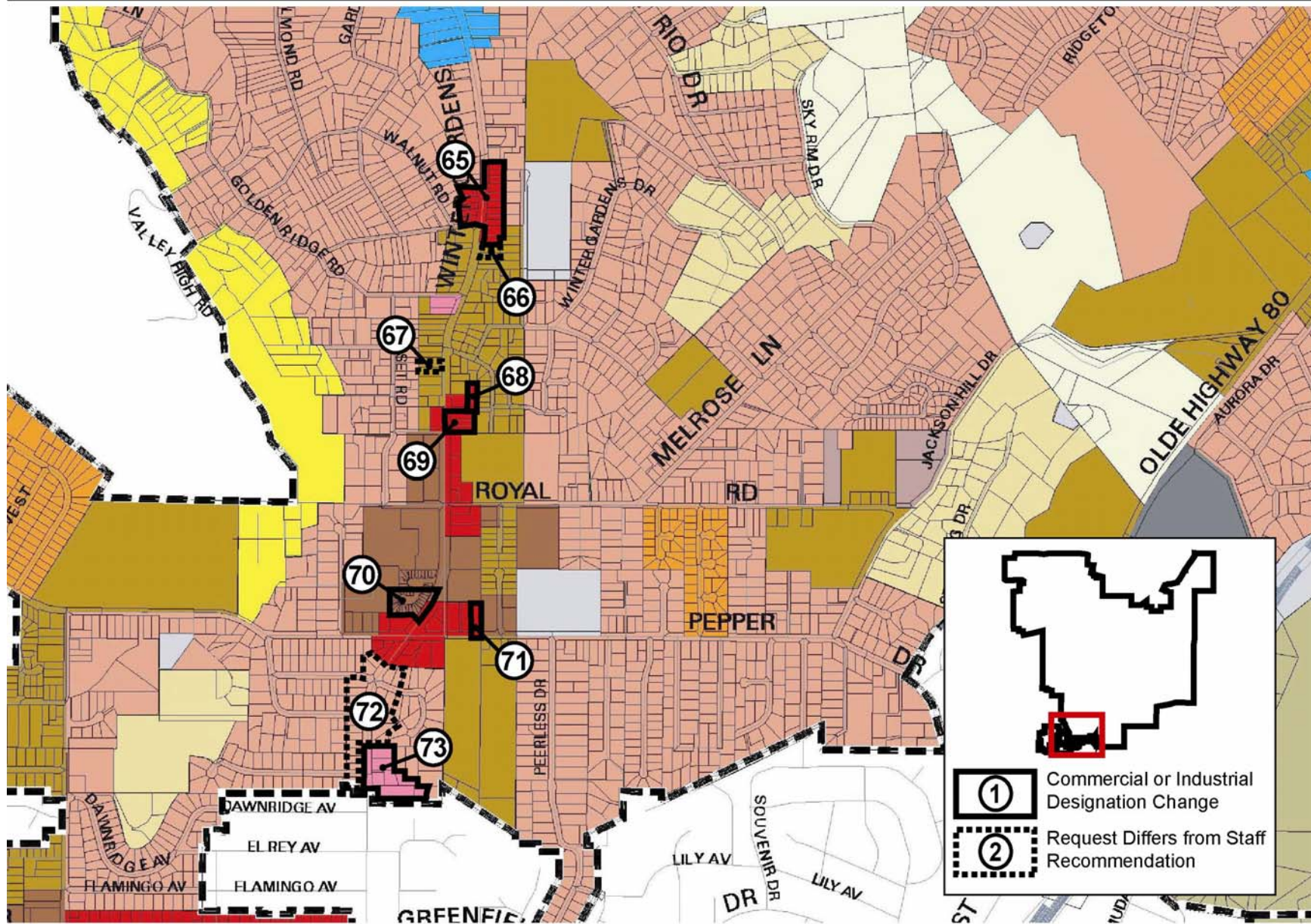
#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
56	(I-2) Medium Impact Industrial	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 3 acres <i>Current Use:</i> Industrial, open space <i>Existing GP:</i> (16) General Impact Industrial	<ul style="list-style-type: none"> • Elimination of General Impact Industrial designation necessitated a change • Recognizes existing uses • Compatible with existing M54 zoning
57	(RL-20) Rural Lands	No recommendation submitted	Retain existing zoning (S82) (Signs)	<i>Total Area:</i> Approx. 19 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (24) Impact Sensitive	<ul style="list-style-type: none"> • Staff recommends retaining a Residential designation • Current zoning of S82 (extractive use) is compatible with a rural residential designation • Majority of area is located in a floodway

Lakeside (Winter Gardens Blvd – North)

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff	CPG/CSG	Owner		
58	(VR-29) Village Residential	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 13.5 acres <i>Current Use:</i> Multi-family residential <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Recognizes existing residential use
59	(C-1) General Commercial	(C-1) General Commercial	No recommendation submitted	<i>Total Area:</i> Approx. 1 acre <i>Current Use:</i> Commercial <i>Existing GP:</i> (14) Service Commercial	<ul style="list-style-type: none"> Elimination of Service Commercial designation necessitated a change Recognizes existing commercial use Consistent with adjacent General Commercial to the north
60	(VR-24) Village Residential	(VR-24) Village Residential	No recommendation submitted	<i>Total Area:</i> Approx. 6.5 acres <i>Current Use:</i> Multi-family residential <i>Existing GP:</i> (11) Office Professional	<ul style="list-style-type: none"> Recognizes existing residential use

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff	CPG/CSG	Owner		
61	(VR-20) Village Residential	(VR-20) Village Residential for Patrick property (VR-24) Village Residential for the remainder	C31 zoning to permit high density residential development (Patrick)	<i>Total Area:</i> Approx. 4.5 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (11) Office Professional (5) Residential	<ul style="list-style-type: none"> Recognizes existing residential uses Change to Patrick property is consistent with adjacent development of multi-family residences
62	(VR-4.3) Village Residential	(VR-15) Village Residential	Designation that conforms to existing use (Greywood Kennels; Daniels)	<i>Total Area:</i> Approx. 4 acres <i>Current Use:</i> Dog kennels, storage, plumbing, residences <i>Existing GP:</i> (5) Residential	<ul style="list-style-type: none"> Staff will review increases in residential densities with the Planning Group in conjunction with the Housing Element Kennels are compatible with current residential designation
63	(VR-4.3) Village Residential	No recommendation submitted	Designation that conforms to existing use (Vanderleen; Kennedy's Kennels)	<i>Total Area:</i> Approx. 1.25 acres <i>Current Use:</i> Dog kennels, storage, plumbing <i>Existing GP:</i> (5) Residential	<ul style="list-style-type: none"> Each of these requests are small isolated parcels completely surrounded by residential designations Kennels are compatible with current residential designation

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff	CPG/CSG	Owner		
64	(I-2) Medium Impact Industrial	General Commercial – Outdoor	General Commercial – Outdoor (Gay; Caldwell; Chenoweth; Stoal; Botter; Cornog)	<p><i>Total Area:</i> Approx. 17 acres</p> <p><i>Current Use:</i> Auto repair, towing service, equipment storage, car sales, various commercial uses, residences</p> <p><i>Existing GP:</i> (14) Service Commercial (8) Residential</p>	<ul style="list-style-type: none"> • Elimination of Service Commercial designation necessitated a change • Recognizes existing business uses • Proposes a single designation rather than the existing split designation on parcels located to the west of Winter Gardens • Located along a major road • Forms a cohesive district of compatible uses • Steep slopes physically buffer industrial uses from surrounding residential uses • Medium Impact Industrial designation should be limited to only these parcels and appropriate zoning should be applied

Lakeside (Winter Gardens Blvd - South)

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff	CPG/CSG	Owner		
65	(C-1) General Commercial	(C-1) General Commercial (8 parcels) (C-2) Office Professional (2 parcels) (VR-14.5) Village Residential (1 parcel)	Designation that conforms to existing use (Stindt; Kline; Anderson; Hpton; Williams; Butler; Hale; Cook)	<p><i>Total Area:</i> Approx. 4 acres</p> <p><i>Current Use:</i> Car repair, construction business, residences</p> <p><i>Existing GP:</i> (5) Residential (8) Residential</p>	<ul style="list-style-type: none"> Recognizes existing business uses, many of them are long-established nonconforming uses Located along a major road Compatible with surrounding uses Steep slopes buffer area from surrounding residential uses TAC should consider a signalized intersection where Sapota meets Winter Gardens Future development should plan shared access onto Winter Gardens Designation of northern most parcel as VR-14.5 would produce a single isolated parcel of high density residential Office professional uses are compatible with the General Commercial designation
66	(VR-14.5) Village Residential	General Commercial – Outdoor	Designation that conforms to existing use (Chambers)	<p><i>Total Area:</i> Less than ½ acre</p> <p><i>Current Use:</i> Kennel</p> <p><i>Existing GP:</i> (8) Residential</p>	<ul style="list-style-type: none"> Staff recommends retaining existing residential designation General Commercial designation has the same requirements for a kennel as does a residential designation

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff	CPG/CSG	Owner		
67	(VR-14.5) Village Residential	No recommendation submitted	General Commercial – Outdoor (Rossman)	<i>Total Area:</i> Less than ½ acre <i>Current Use:</i> Residential <i>Existing GP:</i> (8) Residential	<ul style="list-style-type: none"> Staff recommends retaining existing residential designation General Commercial designation on this single property is not compatible with adjacent uses and would create an island of outdoor storage surrounded by residential uses
68	(C-1) General Commercial	(C-1) General Commercial	General Commercial – Outdoor (Nurse Stucco, Inc)	<i>Total Area:</i> Less than ½ acre <i>Current Use:</i> Stucco business <i>Existing GP:</i> (8) Residential	<ul style="list-style-type: none"> Small parcel adjacent to existing General Commercial designation General Commercial designation is compatible with surrounding uses
69	(C-1) General Commercial	No recommendation submitted	Designation that conforms to existing use (Antonacci)	<i>Total Area:</i> Less than 1 acre <i>Current Use:</i> Various commercial uses <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Staff is not recommending any change to this existing General Commercial area

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff	CPG/CSG	Owner		
70	(VR-24) Village Residential	No recommendation submitted	No recommendation submitted	<i>Total Area:</i> Approx. 1.5 acres <i>Current Use:</i> Residences <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> Recognizes existing residential use
71	(C-1) General Commercial	No recommendation submitted	General Commercial – Outdoor (Worley)	<i>Total Area:</i> 0.56 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (9) Residential	<ul style="list-style-type: none"> Adjacent to existing General Commercial designation Located on Pepper Drive, near intersection with Winter Gardens Compatible with surrounding uses
72	(VR-4.3) Village Residential	(C-2) Office Professional	No recommendation submitted	<i>Total Area:</i> Approx. 10 acres <i>Current Use:</i> Residential <i>Existing GP:</i> (12) Neighborhood Commercial	<ul style="list-style-type: none"> Recognizes existing residential uses Possible future zoning changes that are compatible with a residential designation could permit some low-impact home businesses

#	Proposed Land Use			Existing Conditions	Rationale for Staff recommendation
	Staff	CPG/CSG	Owner		
73	(C-2) Office Professional	(C-2) Office Professional	No recommendation submitted	<p><i>Total Area:</i> Approx. 4 acres</p> <p><i>Current Use:</i> Residential, commercial, undeveloped</p> <p><i>Existing GP:</i> (13) General Commercial (12) Neighborhood Commercial</p>	<ul style="list-style-type: none"> Creates a small district of Office Professional uses rather than strip development Located on major road Compatible with residential uses and a large church directly south in the City of El Cajon